

076.0

0006

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

678,800 /

678,800

USE VALUE:

678,800 /

678,800

ASSESSED:

678,800 /

678,800

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 44 |        | COLUMBIA RD, ARLINGTON |

| OWNERSHIP                  | Unit #: |
|----------------------------|---------|
| Owner 1: RAIA PAUL A/CELIA |         |
| Owner 2:                   |         |
| Owner 3:                   |         |

|                          |
|--------------------------|
| Street 1: 44 COLUMBIA RD |
| Street 2:                |

|                               |
|-------------------------------|
| Twn/City: ARLINGTON           |
| St/Prov: MA Cntry: Own Occ: Y |

|               |       |
|---------------|-------|
| Postal: 02474 | Type: |
|---------------|-------|

## PREVIOUS OWNER

|                        |
|------------------------|
| Owner 1: RAIA PAUL A - |
| Owner 2: -             |

|                          |
|--------------------------|
| Street 1: 44 COLUMBIA RD |
| Twn/City: ARLINGTON      |

|                    |
|--------------------|
| St/Prov: MA Cntry: |
| Postal: 02474      |

## NARRATIVE DESCRIPTION

This parcel contains 7,077 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Vinyl Exterior and 2196 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 7077        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.89 | 12    |             |           |        |   |        |   |        |   | 442,616         |           |   |           |        |      | 442,600   |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 7077.000  | 236,200        |            | 442,600    | 678,800     |                   | 48512     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 09/10/18  |



**Patriot**  
Properties Inc.

!6375!

## PRINT

| Date     | Time     |
|----------|----------|
| 12/10/20 | 21:09:46 |

## LAST REV

| Date     | Time     |
|----------|----------|
| 12/05/19 | 11:08:30 |

jorourke

| ASR Map:       |
|----------------|
| Fact Dist:     |
| Reval Dist:    |
| Year:          |
| LandReason:    |
| BldReason:     |
| CivilDistrict: |
| Ratio:         |

## SALES INFORMATION

| Grantor     | Legal Ref | Type | Date     | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-------------|-----------|------|----------|-----------|------------|---|-----|-------|-------|
| RAIA PAUL A | 36350-435 |      | 9/9/2002 | Family    |            | 1 | No  | No    |       |
|             | 12645-45  |      | 1/1/1901 | Family    |            |   | No  | No    | N     |

## BUILDING PERMITS

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            | Date       | Result       | By  | Name      |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|------------|--------------|-----|-----------|
| 1/9/2017  | 30     | New Wind | 22,381 | C   |            |          |            |                    | 9/10/2018  | Meas/Inspect | BS  | Barbara S |
| 8/21/2014 | 1051   | Re-Roof  | 9,450  |     | 8/22/2014  |          |            | Strip and re-roof. | 3/30/2009  | Meas/Inspect | 163 | PATRIOT   |
| 12/7/1998 | 846    | Manual   | 8,000  |     |            |          |            | VINYL SIDING       | 1/29/2000  | Inspected    | 264 | PATRIOT   |
|           |        |          |        |     |            |          |            |                    | 11/8/1999  | Mailer Sent  |     |           |
|           |        |          |        |     |            |          |            |                    | 10/13/1999 | Measured     | 256 | PATRIOT   |
|           |        |          |        |     |            |          |            |                    | 7/27/1993  |              | RV  |           |

Sign: VERIFICATION OF VISIT NOT DATA   /  /

